



CITY OF HOUSTON

Planning and Development

Annise D. Parker

Mayor

Patrick Walsh, P.E.
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 1, 2015

NOTICE OF PUBLIC HEARING

Proposed Amendments to the 2014 Major Thoroughfare and Freeway Plan (MTFP)

The City of Houston Planning Commission will hold a **public hearing on Thursday, July 16, 2015 at 2:30 p.m. in the City Hall Annex Building, Council Chambers, Public Level, 900 Bagby Street, Houston, Texas, 77002.** The purpose of the Public Hearing is to allow interested citizens to be heard concerning proposed changes to the 2014 Major Thoroughfare and Freeway Plan (MTFP). The MTFP identifies right-of-way needs and proposes roadway alignments within the city limits of Houston and its Extraterritorial Jurisdiction (ETJ). The MTFP does not initiate the timing of right-of-way acquisition or construction activities related to the roadways.

Information on each proposed amendment will be available for public review at an **open house to be held on Thursday, June 25, 2015 from 5:30 p.m. to 7:30 p.m. at the United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007.** The applicants and Planning and Development Department (P&D) personnel will be available at the open house to answer questions.

This notification letter has been mailed to property owners and registered civic associations adjacent to roadways included the amendment request. Included in this notification package is information about the specific amendment which may be of potential interest to the respective property owner and provides answers to some frequently asked questions.

In addition to comments made at the Public Hearing, **comments submitted by July 3, 2015, using the online comment form** available on the website listed below, will be taken into account by the Planning Commission before making a decision on amendment requests. Additionally, the Commission will weigh information provided by P&D and other government transportation agencies in the Houston region. Four weeks after the public hearing, on August 13, 2015, staff will present recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City. More information about the MTFP and proposed amendments are available on the Major Thoroughfare and Freeway webpage at www.houstonplanning.com. The information can be found by selecting "2015 MTFP Amendment Requests" link under "Announcements" at the bottom of the page. You may contact the Planning & Development Department at 832-393-6600 or email amar.mohite@houstontx.gov.

Council Members: Brenda Stardig Jerry Davis Ellen R. Cohen Dwight A. Boykins David Martin Richard Nguyen Oliver Pennington Edward Gonzalez Robert Gallegos Mike Laster Larry V. Green Stephen C. Costello David W. Robinson Michael Kubosh C.O. "Brad" Bradford Jack Christie Controller: Ronald C. Green



2015 Major Thoroughfare and Freeway Plan (MTFP) Amendments

Frequently Asked Questions

Q What is a Major Thoroughfare and Freeway Plan (MTFP) Amendment?

A The City of Houston's MTFP was first adopted by City Council in 1942. It is a long range plan that provides for a system of thoroughfares and collectors to support overall mobility. It does not deal with timing of right-of-way acquisition or road construction. The Plan is updated through an annual amendment process. Amendments generally delete, add or modify a portion of a planned Thoroughfare or Collector. Streets such as Hillcroft Avenue, Kirby Drive, and FM 2100 are examples of planned Major Thoroughfares that have matured over the years. The Plan will continue to be modified in order to meet Houston's growing transportation needs.

Q What is an alternative?

A When the City receives an application to amend the MTFP, staff evaluates the proposed request and studies the adjoining area's major roadway network. The Planning Department (P&D) may identify and evaluate other options in the area, other than the one submitted by the applicant. Such options will be presented as alternatives at the Open House so that all interested parties are aware of options being considered by P&D and Planning Commission.

Q I received a letter from the City. Why? What does this have to do with me?

A If you have received a notice in the mail from the City, it means that our records show you own property that may be impacted by a proposed amendment to the MTFP. Please read the enclosed report to learn more about the proposed amendment that may specifically impact you and your property.

Q My property is located in the County, not within the City limits. Why is the City dealing with issues in the County?

A The MTFP covers not just the major road network within the City limits, but also within the City's Extra Territorial Jurisdiction (ETJ). This allows transportation needs to be addressed on a regional basis.

Q I am concerned about a proposed amendment. What can I do?

A First, you can find out more about the amendment request in the following ways:

- Read the report that was included in the mail out; see other helpful links on our website (*see below*)
- Go on-line to review the application and letter of justification submitted by the applicant:
↳ www.houstonplanning.com– click 2015 MTFP Amendment Requests under Announcements
- Attend the public **Open House** to meet with the applicant, talk to City staff & fill out a comment form:
↳ Thurs. June 25, 5:30-7:30 p.m., United Way Community Resource Center, 50 Waugh Drive, Houston, Texas, 77007 (*see map on reverse*)
- Contact the Planning Department staff and/or the applicant

Then, if you would like to make your concerns known to the City you can:

- Write an email, letter or fax to the City expressing your concerns
- Attend the **Public Hearing** and speak directly to the Planning Commission
↳ Thurs. July 16, 2:30 p.m., City Hall Annex Council Chambers, 900 Bagby, Houston, 77002 (*see map on reverse*)

Q What is going to happen at the public Open House on June 25? (*see map on reverse*)

A There will be map displays and information about each amendment request. You can walk around and view the information and learn more about the amendment requests that are of interest to you. You will also be able to have one-on-one conversation with the applicants and P&D staff. Also, you can learn more about what will happen at the public hearing and how you can best express your concerns to the Planning Commission.

Q What is going to happen at the Public Hearing on July 31? (*see map on reverse*)

A The Planning Commission holds a Public Hearing to provide an opportunity for concerned citizens to make their views known publicly. Comments submitted by July 3, using the online comment form on the website (refer to instructions above to locate the link on the website), will also be taken into account by the Planning Commission in making a decision on amendment requests. Additionally, the Commission will weigh information provided by the P&D staff and other government agencies concerned about transportation in our region.

Q Who decides what to do?

A Four weeks after the Public Hearing, P&D will present its recommendations to the Planning Commission. The Planning Commission will vote on each amendment and forward its recommendations to City Council by September 1, 2015. Once an ordinance for the amendments has been adopted by City Council, a new MTFP will be published by the City and made available as a reference to other agencies and the public throughout the year.

City of Houston - Planning & Development Department

Mailing address: P.O. Box 1562 Houston Texas, 77251-1562

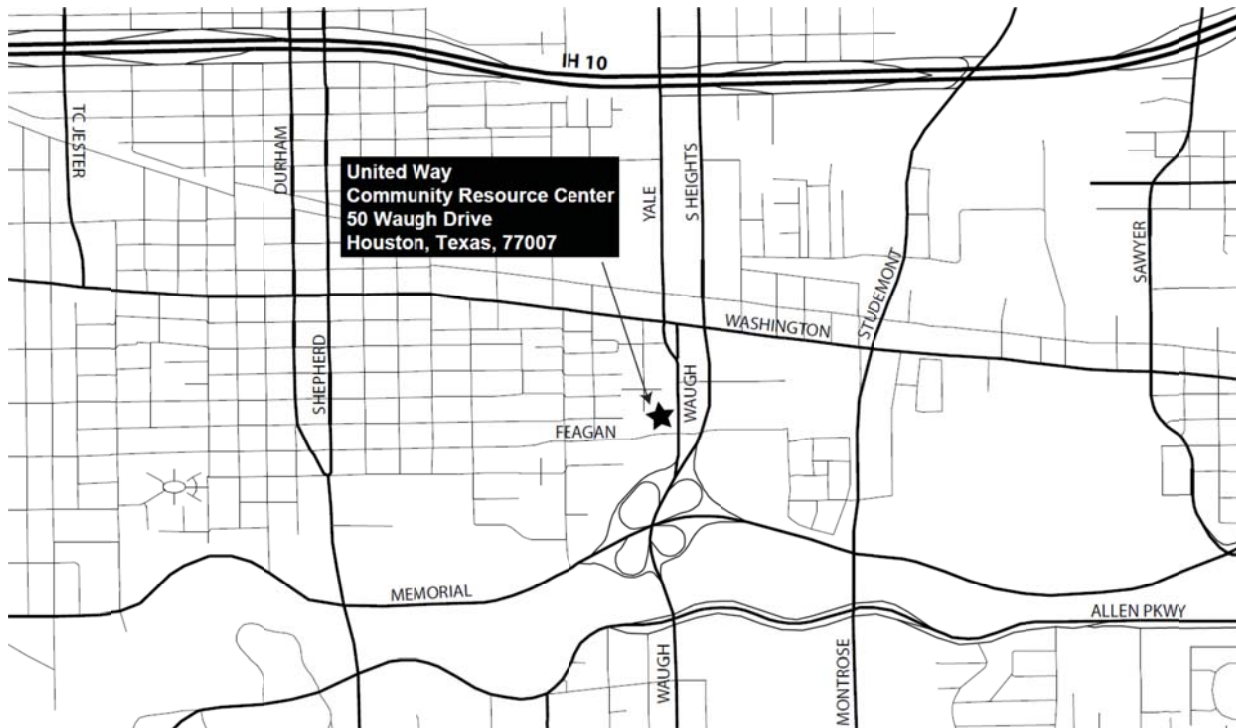
Physical address: 611 Walker, Houston Texas, 77002

Phone: 832.393.6600

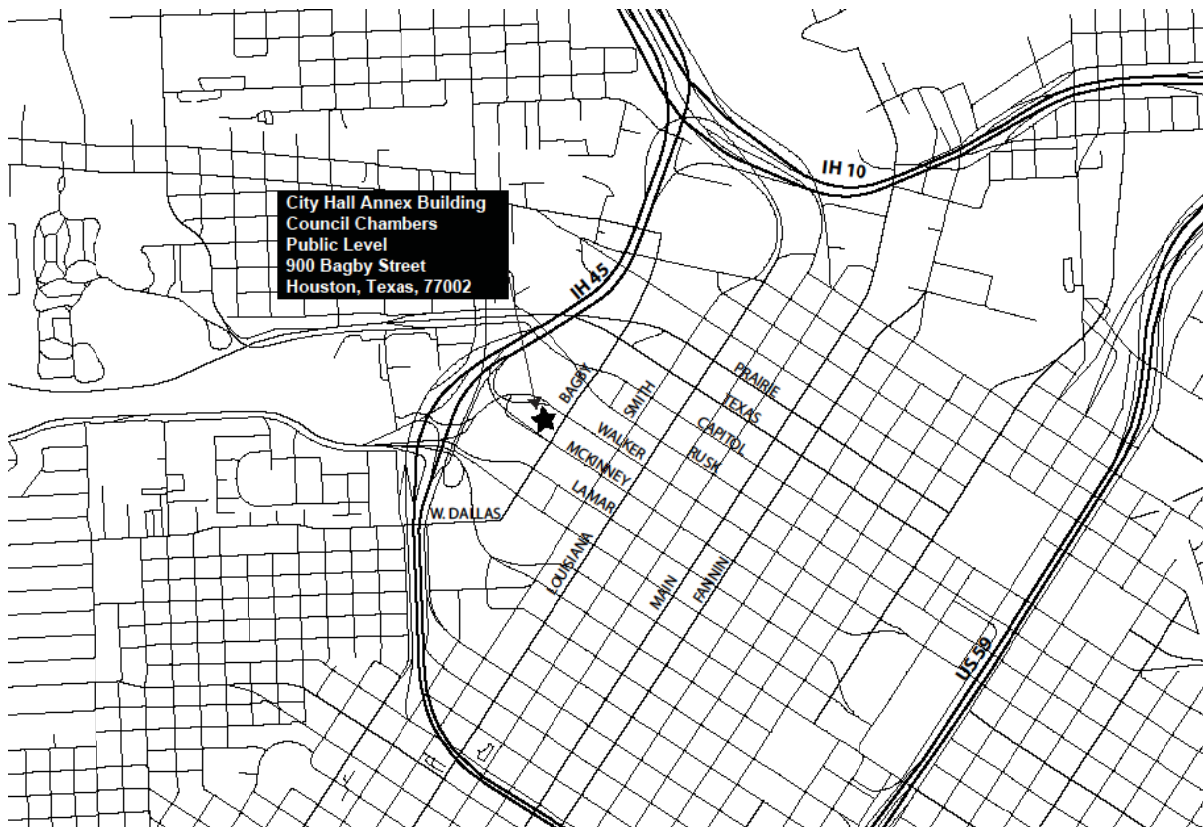
Fax: 832.393.6661

Email: mobility.planning@houstontx.gov

**Map of Public Open House Location,
Thursday, June 25, 2015 (5:30 - 7:30 p.m.)**



**Map of Public Hearing Location,
Thursday, July 16, 2014 (2:30 p.m.)**



PRELIMINARY REPORT

2015: A1 – Cypresswood Drive

APPLICANT: BGE | Kerry R. Gilbert & Associates

KEY MAP: 324, 325

JURISDICTION: City of Houston ETJ

LAMBERT: 4367

DISTRICT/PRECINCT: City Council: N/A
Harris County Pct.: 3

PROPOSAL:

BGE | Kerry R. Gilbert & Associates is requesting the deletion of Major Thoroughfare Cypresswood Drive, between Becker Road and US 290, from the Major Thoroughfare and Freeway Plan (MTFP). The Major Thoroughfare is currently classified with 4 lanes and a 100-foot right-of-way (T-4-100).

APPLICANT'S JUSTIFICATION and HISTORY:

The Papadopoulos family, represented by Delta Troy Interests, LTD, owns a 27-acre tract on the north side of US Highway 290 (aka Hempstead Highway), located directly west of Becker Road and south of the existing Ranch Country and Cypresswood Trails subdivisions in northwest Harris County. The City of Houston's 2014 Major Thoroughfare and Freeway Plan includes the extension of the proposed Major Thoroughfare Cypresswood Drive (T-4-100) through this tract. The overall existing and proposed alignment of Cypresswood Drive parallels the north side of US 290 for approximately six and a half miles, from Cypress Rosehill Road until just west of Becker Road, where it is currently required to cross Becker Road south of the Ranch Country subdivision, curve to the south within the 27-acre subject tract, and terminate into the frontage road of US 290.

Cypresswood Drive first appeared on the City of Houston MTFP map in 1966, when the scope of the MTFP map was expanded to encompass a much larger area than the 1964 MTFP map. At this time, Cypresswood Drive's alignment crossed US 290 at an angle and continued west to the extent of the City's jurisdiction. In 1972, the two-mile thoroughfare grid in this area was upgraded to a one-mile grid and Becker Road, a north-south street crossing US 290 just east of Cypresswood Drive, was added to the major thoroughfare plan. When TxDOT prepared construction plans for improvements to US 290, a full interchange was established for Becker Road but not for Cypresswood Drive. Beginning with the 2003 MTFP map, the alignment of Cypresswood Drive across US 290 was severed, leaving Cypresswood Drive on the north to curve downward and terminate into US 290, while the segment south of US 290 (now Baethe Road) was terminated at Roberts Road (aka Katy Hockley Road).

The proposed amendment is to remove the portion of Cypresswood Drive between Becker Road and US 290, which is the remainder of the severed crossing of US 290. This portion is approximately a quarter of a mile in length and is contained entirely within the subject 27-acre property. The removal of this portion would result in Cypresswood Drive ending as a T-intersection with Becker Road. This is the same condition that was created south of US 290 in 2003, when the highway crossing was originally removed from the thoroughfare plan – the extension of thoroughfare Baethe Road ends in a T-intersection at Roberts Road, rather than curving north to terminate at US 290 opposite Cypresswood Drive. The applicant contends that the owner of the subject property has been unable to develop or sell this tract due to the

PRELIMINARY REPORT

burden created by the required major thoroughfare. Deleting this segment of Cypresswood Drive from the MTFP will remove the superfluous portion of the major thoroughfare and allow the subject property to proceed with development.

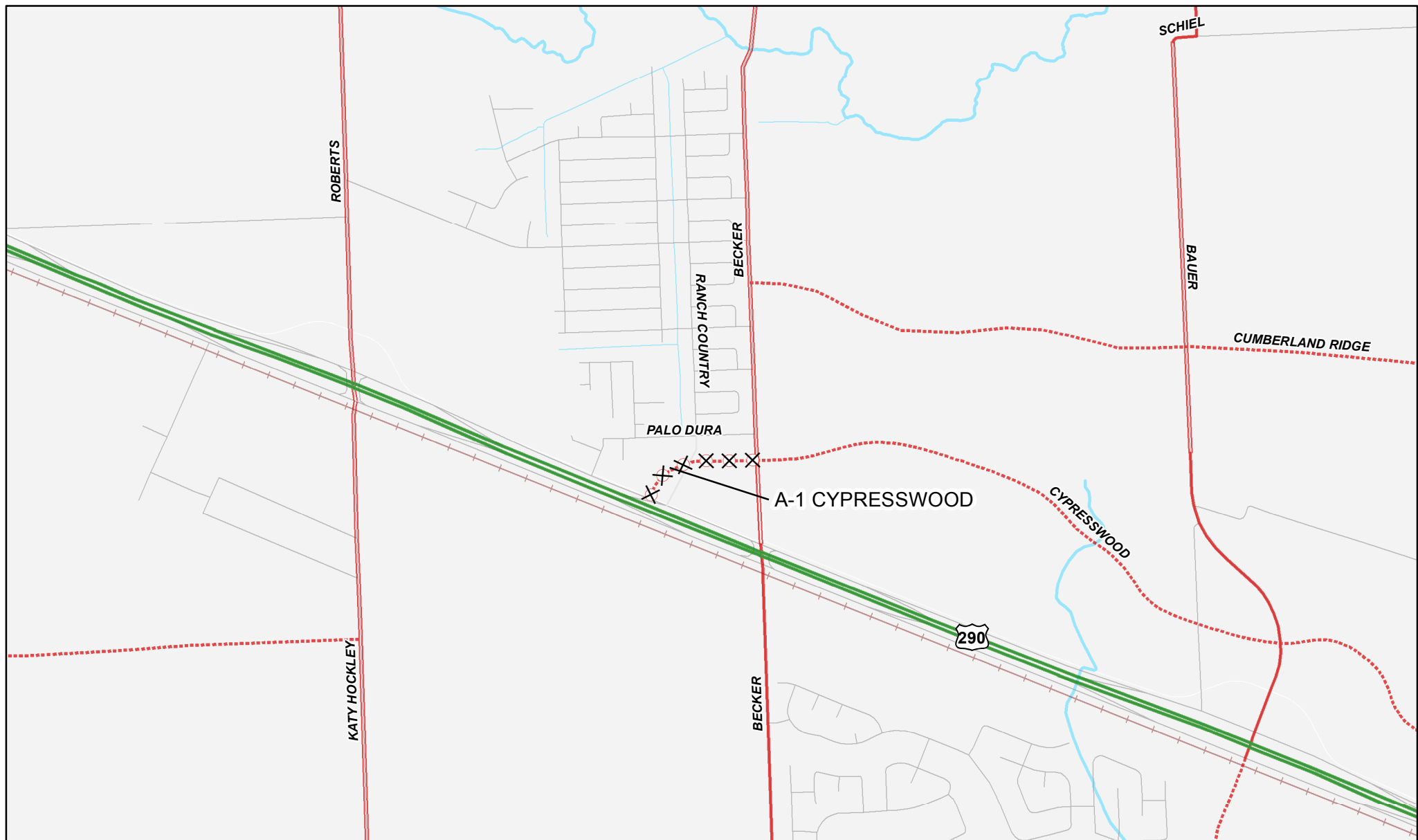
In order to achieve the current MTFP alignment of Cypresswood Drive, a sub-standard curve radius would be required within the subject site. Additionally, Becker Road already has an underpass and ramp interchange with US 290 less than half a mile to the east; the next interchange to the west is located at Roberts Road, one mile away from Becker Road. A new crossing of US 290 is neither necessary nor feasible for this area, and therefore the current MTFP alignment requires Cypresswood Drive to terminate as a T-intersection into the one-way frontage road of US 290. The extension of Cypresswood Drive to the frontage road in this vicinity could conflict with the existing entry ramp for the main lanes of US 290.

The subject 27-acre tract has nearly 2000' of frontage on US 290 and additional access to the major thoroughfare Becker Road, which provide adequate access for any future development on the subject site. Cypresswood Drive cannot extend further west due to the existing adjacent conditions, and thus its removal will not deprive any other tract of its future access. The region is currently developing; however, all current and future traffic can be carried by the major thoroughfare grid network and the existing highway intersections and would not be impacted by the removal of this segment of Cypresswood Drive.

This quarter-mile interval of Cypresswood Drive provides no benefit to regional mobility, the overall thoroughfare grid, or local traffic circulation, either now or in the future, but it creates a substantial and cost-prohibitive burden for the development of the subject tract, due to the required construction of the major thoroughfare and the loss of property for right-of-way dedication through the middle of the property. Furthermore, this segment will not have the traffic volumes, traffic speeds, or property access requirements that merit inclusion in the MTFP at any classification level.

POTENTIAL ALTERNATIVE:

In an effort to preserve the grid network and circulation in this area, P&D staff will evaluate reclassification of Cypresswood Drive between Becker Road and US 290 as a Minor Collector with 60' right-of-way. The proposed Minor Collector classification allows for a 2-lane street design using flexible geometric design guidelines as compared to the existing 100' right-of-way (ROW) 4-lane Major Thoroughfare designation for the roadway.



2015 Major Thoroughfare and Freeway Plan Amendment Request: A-1 Cypresswood Drive

2015 MTFP Amendment Requests

- Add —●—
- Realign —⊙—
- Remove —X—

Reclassify

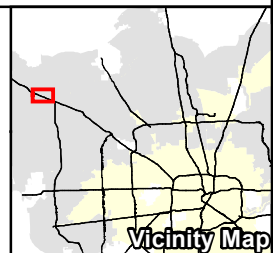
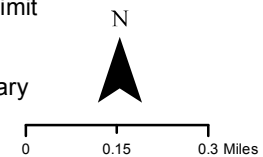
- Street Class —■—
- ROW Width —▲—
- No. Lanes —◆—

2014 MTFP

- Freeway
- Major Thoroughfare
- Major Collector
- Minor Collector
- Transit Corridor Street

- Local Street
- Railroad
- Waterway
- Park

- Houston City Limit
- Houston ETJ
- County Boundary



Vicinity Map